

# New DPW & School Maintenance Facility Tewksbury, Massachusetts

## Planning Board Meeting

February 13, 2023





transform your environment

# New DPW & School Maintenance Facility Tewksbury, Massachusetts

## Planning Board Meeting

February 13, 2023

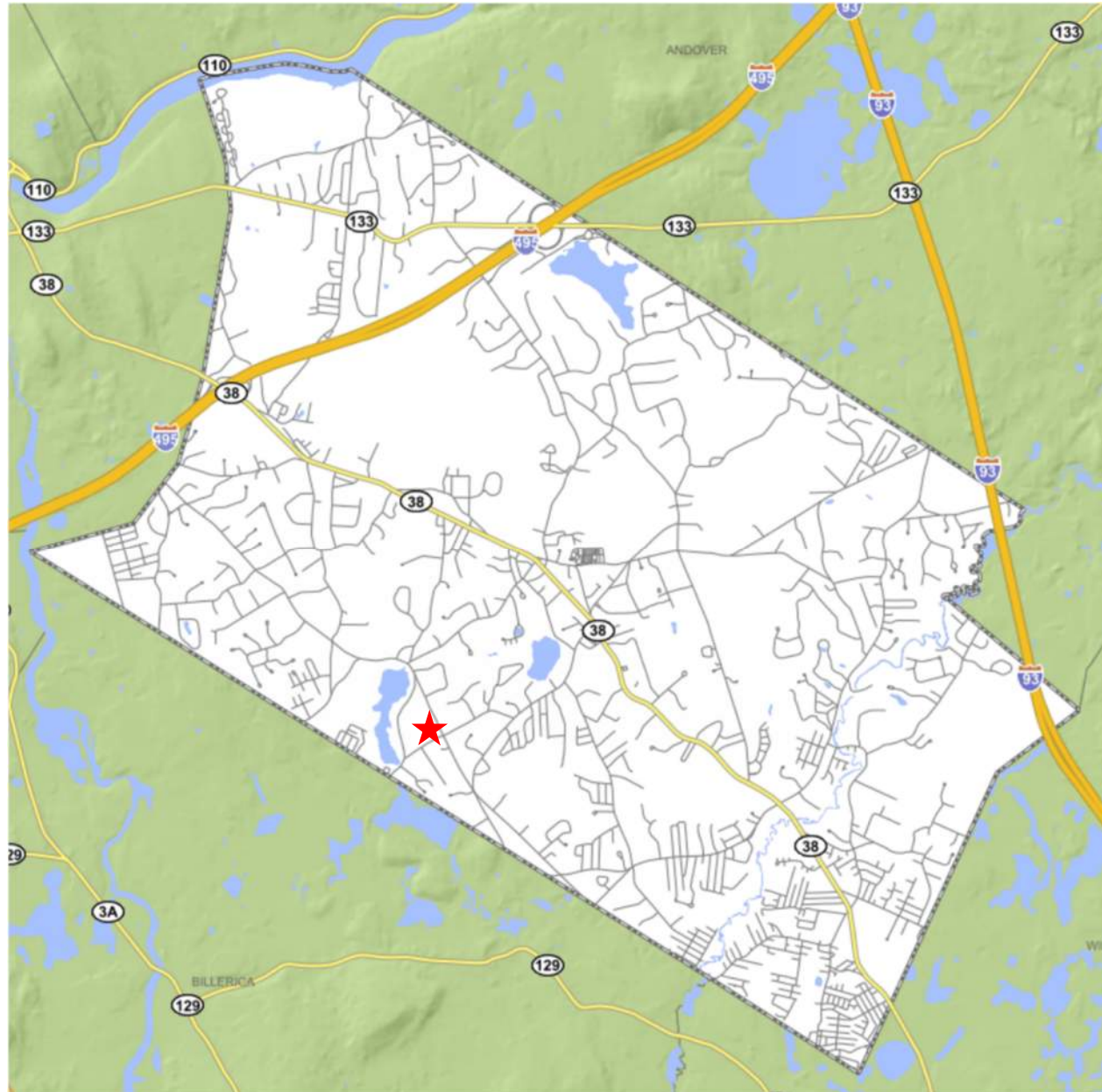


Town of Tewksbury  
**New DPW & School Maintenance Facility**

New  
DPW & School Maintenance Facility  
999 Whipple Road  
Tewksbury

# Town of Tewksbury

## New DPW & School Maintenance Facility





# Town of Tewksbury New DPW & School Maintenance Facility





# Town of Tewksbury New DPW & School Maintenance Facility



# Town of Tewksbury

## New DPW & School Maintenance Facility

### Environmental Receptors Map



#### Legend

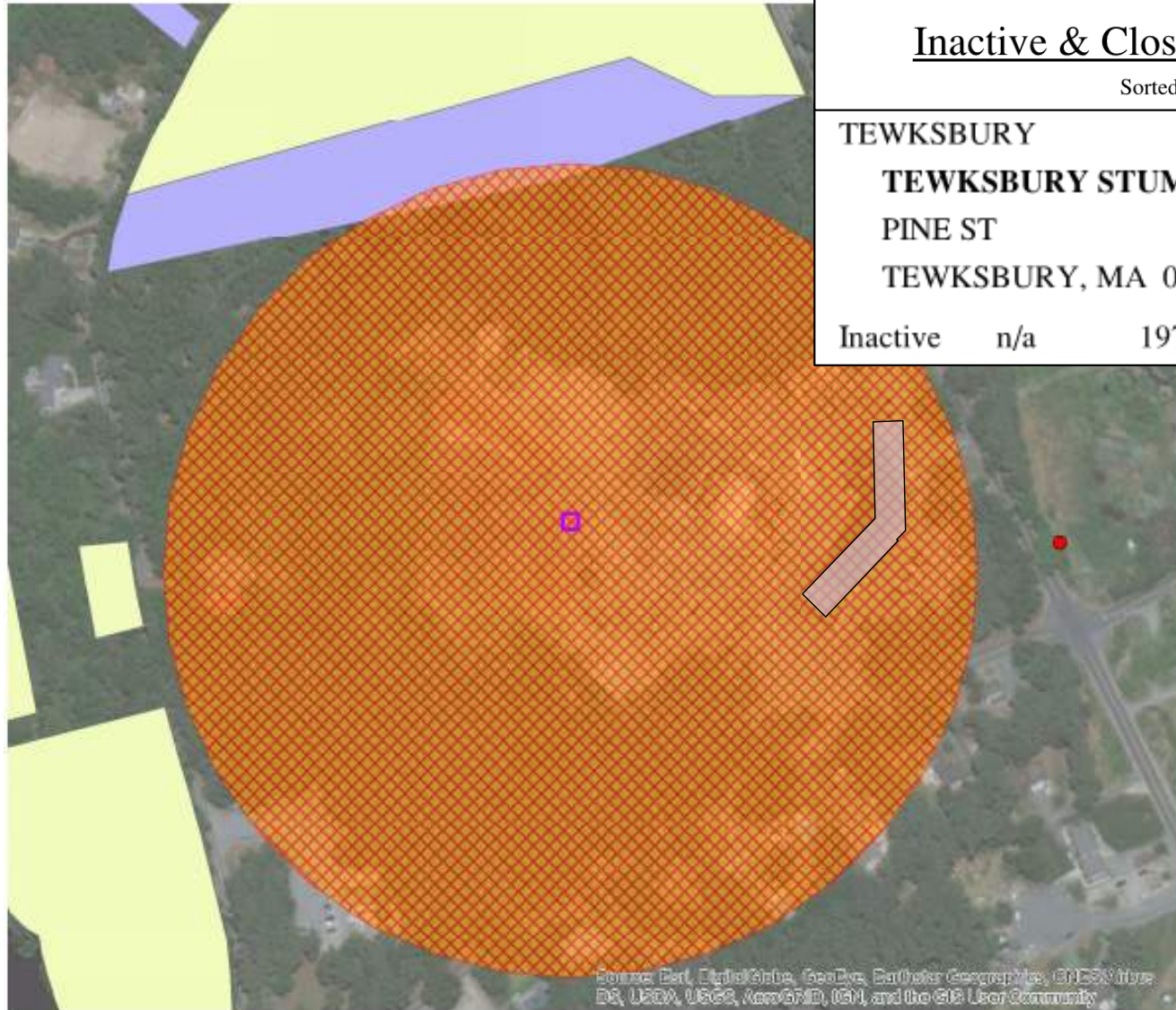
- Perennial Stream
- Intermittent Stream
- Marsh/Bog
- Wetlands were flagged and surveyed
  - Wooded marsh
  - Grassland/Bog
  - Salt Marsh
  - Open Water
- project is outside the 100-foot buffer
  - Reservoir (with PWSID)
  - Tidal Flats
  - Beach/Dune
- ACECs
  - ACECs
- NHESP Habitats
  - NHESP Estimated Habitats of Rare Wildlife
  - NHESP Priority Habitats of Rare Species
  - NHESP Certified Vernal Pools
  - NHESP Potential Vernal Pools



# Town of Tewksbury

## New DPW & School Maintenance Facility

### Human Receptors Map



Commonwealth of Massachusetts  
Department of Environmental Protection

Bureau of Waste Prevention  
Solid Waste Program

#### Inactive & Closed Landfills & Dumping Grounds

Sorted by Municipality and Facility Name

TEWKSBURY	NE	173004	Woodwaste	CSU-DG
<b>TEWKSBURY STUMP LANDFILL</b>				
PINE ST				tpd n/a
TEWKSBURY, MA 01876				
Inactive	n/a	1975	0	Incomplete liner n/a

- Coordination with MassDEP
- Borings
- Test Pits

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Town of Tewksbury

## New DPW & School Maintenance Facility

### Stump Landfill





# Town of Tewksbury

## New DPW & School Maintenance Facility

### DEP Regulated Sites

< Mass.gov | Executive Office of Energy & Environmental Affairs (EEA)



Energy & Environmental Affairs  
Data Portal

HOME

### Waste Site & Reportable Releases Results



DigitalGlobe | Esri, HERE, IPC | Esri, HERE, Garmin, IPC

● Open Sites ● Closed Sites ● Closed Sites with Use Limitation

Search Criteria Search Type: All Sites City/Town: TEWKSBURY Address: 999 WHIPPLE RD

1/1 200

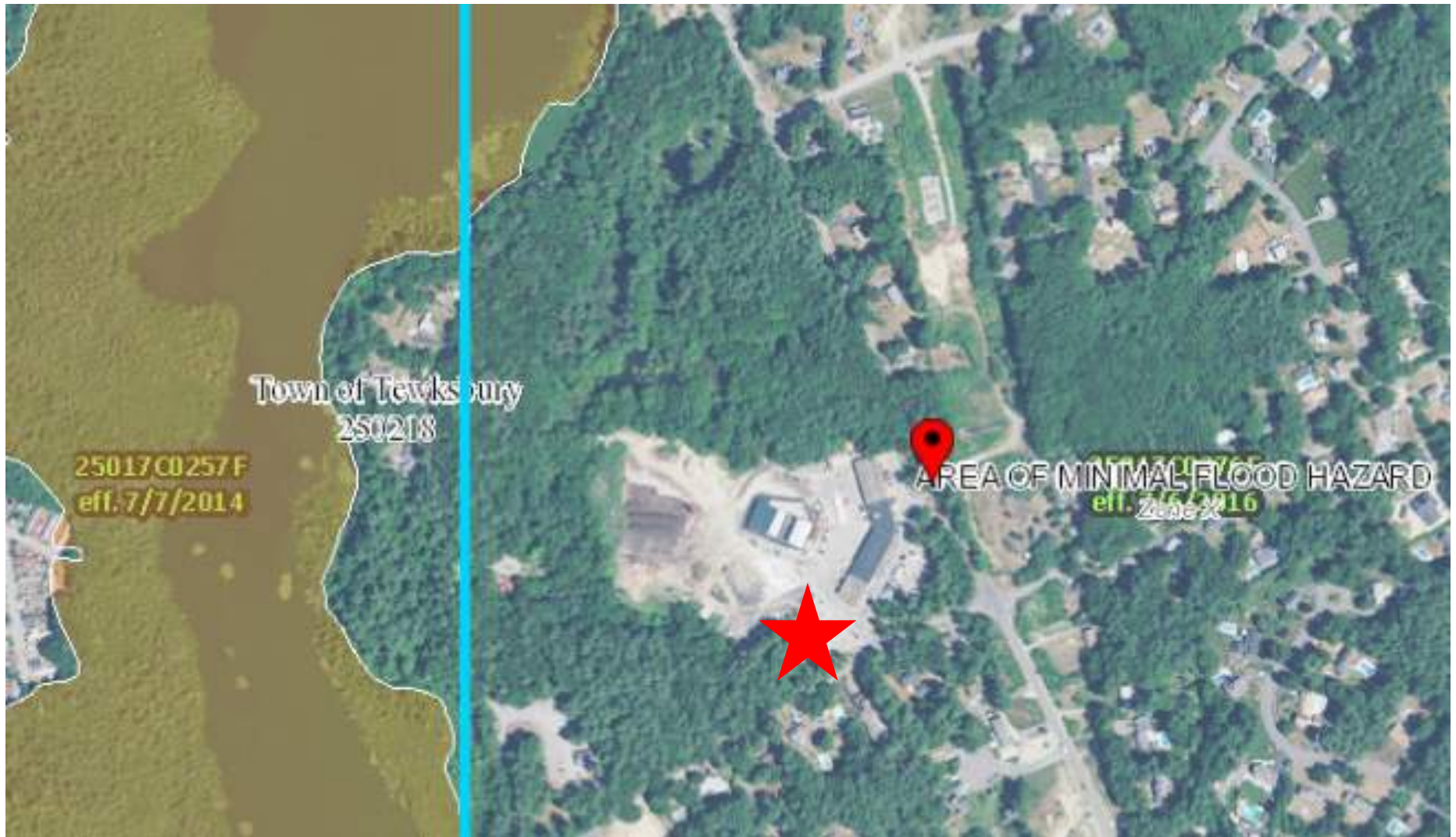
1 - 2 of 2 items

SELECT...	RTN	CITY/TOWN...	RELEASE ADDRES...	SITE NAME LOCATION AID...	REPORTING CATEGO...	NOTIFICATION DA...	COMPLIANCE STAT...	COMPLIANCE DATE..
<input type="checkbox"/>	5-001698	TEWKSBURY	999 WHIPPLE RD	REAR OF DPW GARAGE	72 HR	06/26/1998	RAO	10/2/ 1998
<input type="checkbox"/>	3-000257	TEWKSBURY	999 WHIPPLE RD	TEWKSBURY DPW	NONE	01/15/1990	RAO	07/24/1996



Town of Tewksbury  
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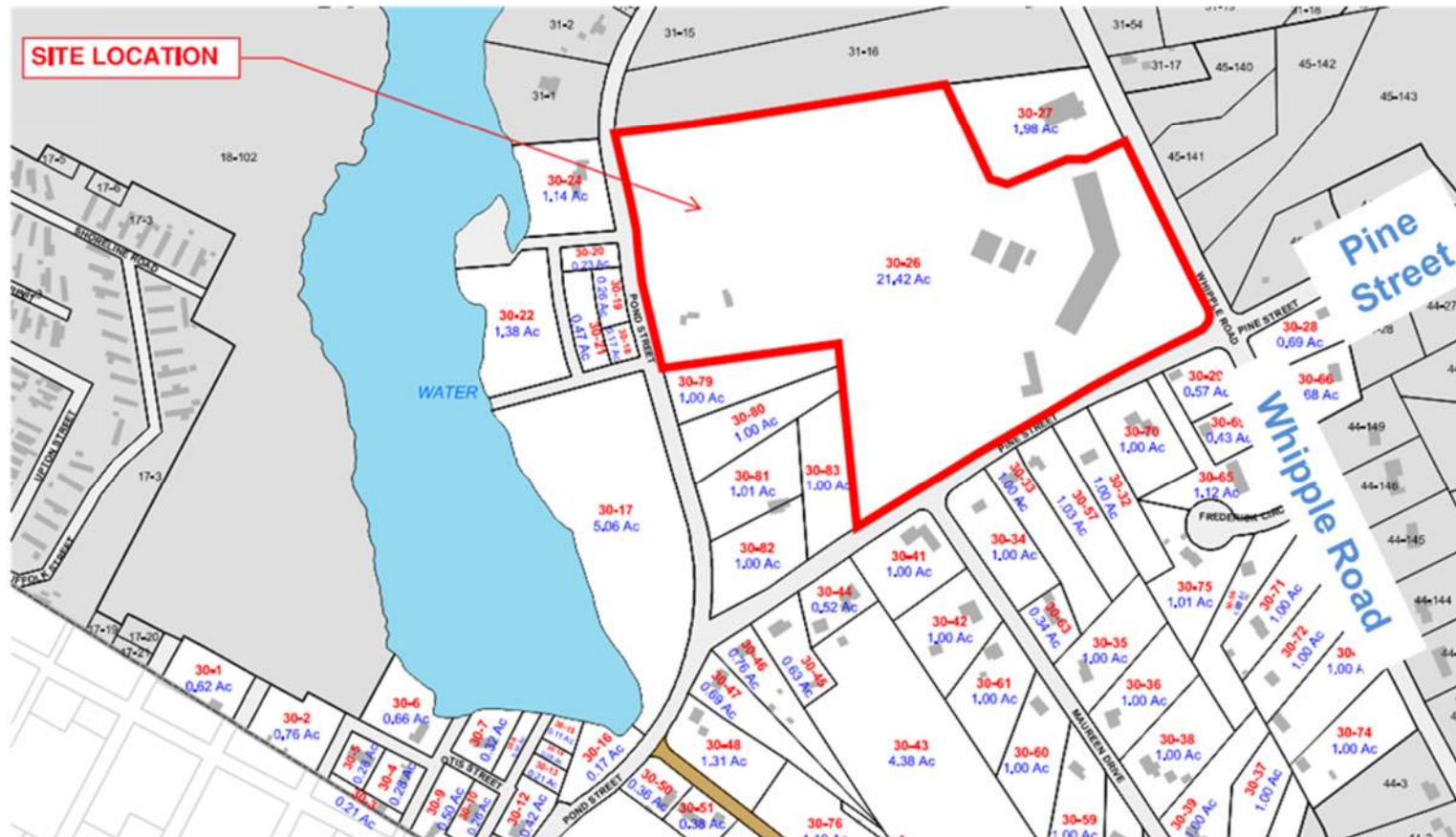
**FEMA Flood Map**



# Town of Tewksbury

## New DPW & School Maintenance Facility

- Lot 30-26 = 21.42 Acres  
(runs all the way across to Pond Street)





# Town of Tewksbury

## New DPW & School Maintenance Facility

- under new Zoning Bylaws

## Residence 40

### Zoning Districts

	Farming
	General Business
	Industrial 1
	Industrial 2
	Limited Business
	Mixed-Use Business
	Multifamily
	Office-Research
	Park
	Residence 40
	South Village Business
	Town Center
	Village Residential
	Transition
	Westside Neighborhood Business





# Town of Tewksbury

## New DPW & School Maintenance Facility

### Zoning Bylaws

Section 5.4.3

#### APPENDIX A. TABLE OF USES

DISTRICTS & USES	F	R40	MF	VR	MUB	TC	LB	WNB	SB	GB	I1	I2	OR	TD	P
F. MUNICIPAL USE	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y



MUNICIPAL FACILITY: Any use of land or structures owned by the Town.


# Town of Tewksbury

## New DPW & School Maintenance Facility

### Zoning Bylaws

#### 5.3.2. Residential Districts

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the Residential Districts. Where exceptions and additional requirements apply to a district or set of districts, they are placed immediately following the tables to which they relate.



DISTRICT	Minimum Lot Area	Minimum Frontage (Ft)	Minimum/Maximum Front Setback (Ft)	Minimum Side & Rear Setbacks (Ft)
<b>F</b>	1.5 acres	150	50/NA	15
<b>R40</b>	1.0 acre	150	25/NA	15
<b>MF<sup>F</sup></b>	1.0 acre	150 <sup>A</sup>	25 <sup>B</sup> NA	15
<b>VR</b>	1.0 acre <sup>E</sup>	50	20/40	10 <sup>D</sup>



DISTRICT	Maximum Height (Stories) <sup>F</sup>	Maximum Height (Ft) <sup>F</sup>	Minimum Open Space (% Lot Area)	Maximum Building Coverage (% Lot Area)
<b>F</b>	2.5	35	N/A	20%
<b>R40</b>	2.5	35	N/A	15% <sup>C</sup>
<b>MF</b>	3.0	45	20%	N/A
<b>VR<sup>F</sup></b>	2.5	35	15%	30%

**NOTES:**

<sup>A</sup> May be reduced to 40 feet by special permit.

<sup>B</sup> Does not apply to multifamily dwellings by special permit.

<sup>C</sup> For a lawfully preexisting lot with 15,000 square feet or less of land, the maximum building coverage shall be 20 %.

<sup>D</sup> May be reduced to 0 feet by special permit to accommodate “zero lot line” development.

<sup>E</sup> May be reduced to a minimum of 7,500 square feet by special permit.

<sup>F</sup> Planning Board may approve a maximum height increase to 4 stories and 50 feet encourage a mix of housing and affordable housing.

Town of Tewksbury  
**New DPW & School Maintenance Facility**

# **What is Proposed?**

## **Buildings**

New Building

Limited Renovation of Existing Building

## **Site Development**



Town of Tewksbury  
**New DPW & School Maintenance Facility**

# Proposed Building

# Town of Tewksbury

## New DPW & School Maintenance Facility

### Base BID

Vehicle &  
Equip.  
Storage

Vehicle  
Maintenance

Shops

Office & Empl. Fac.

Wash

### Bid Alternates

Admin Office  
Bid Alt 1

Vehicle  
storage  
Bid Alt 2

Whipple Road

Pine Street





# Town of Tewksbury

## New DPW & School Maintenance Facility

### Base BID

Vehicle &  
Equip.  
Storage

Vehicle  
Maintenance

Shops

Office & Empl. Fac.

Wash

### Bid Alternates

Admin Office  
Bid Alt 1

Vehicle  
storage  
Bid Alt 2

Parking (Bid Alt)

Pine Street

Whipple Road

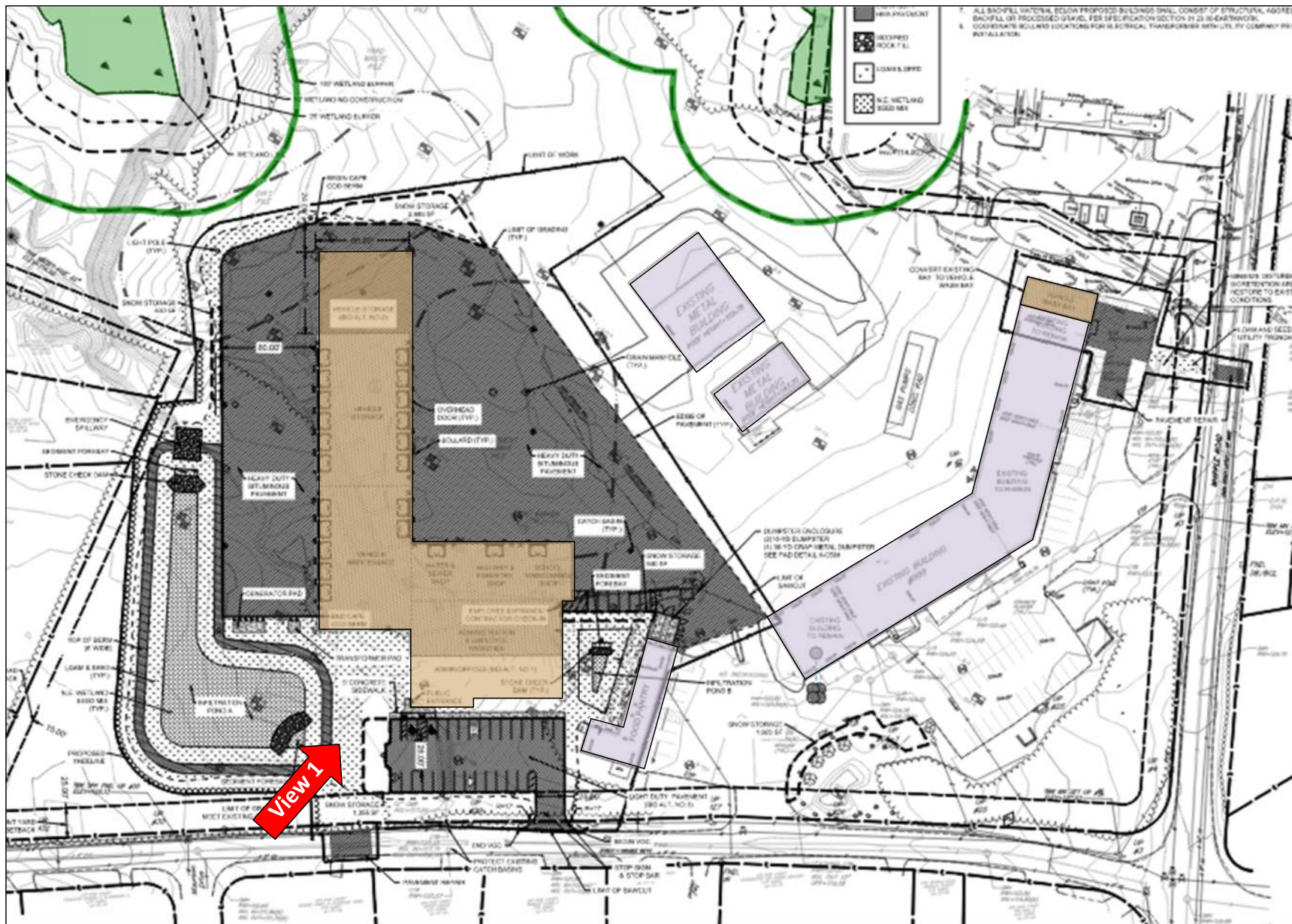
Parking (Base Bid)





# Town of Tewksbury

## New DPW & School Maintenance Facility



# Town of Tewksbury

## New DPW & School Maintenance Facility



View 1





# Town of Tewksbury

## New DPW & School Maintenance Facility

### New Building Floor Plan

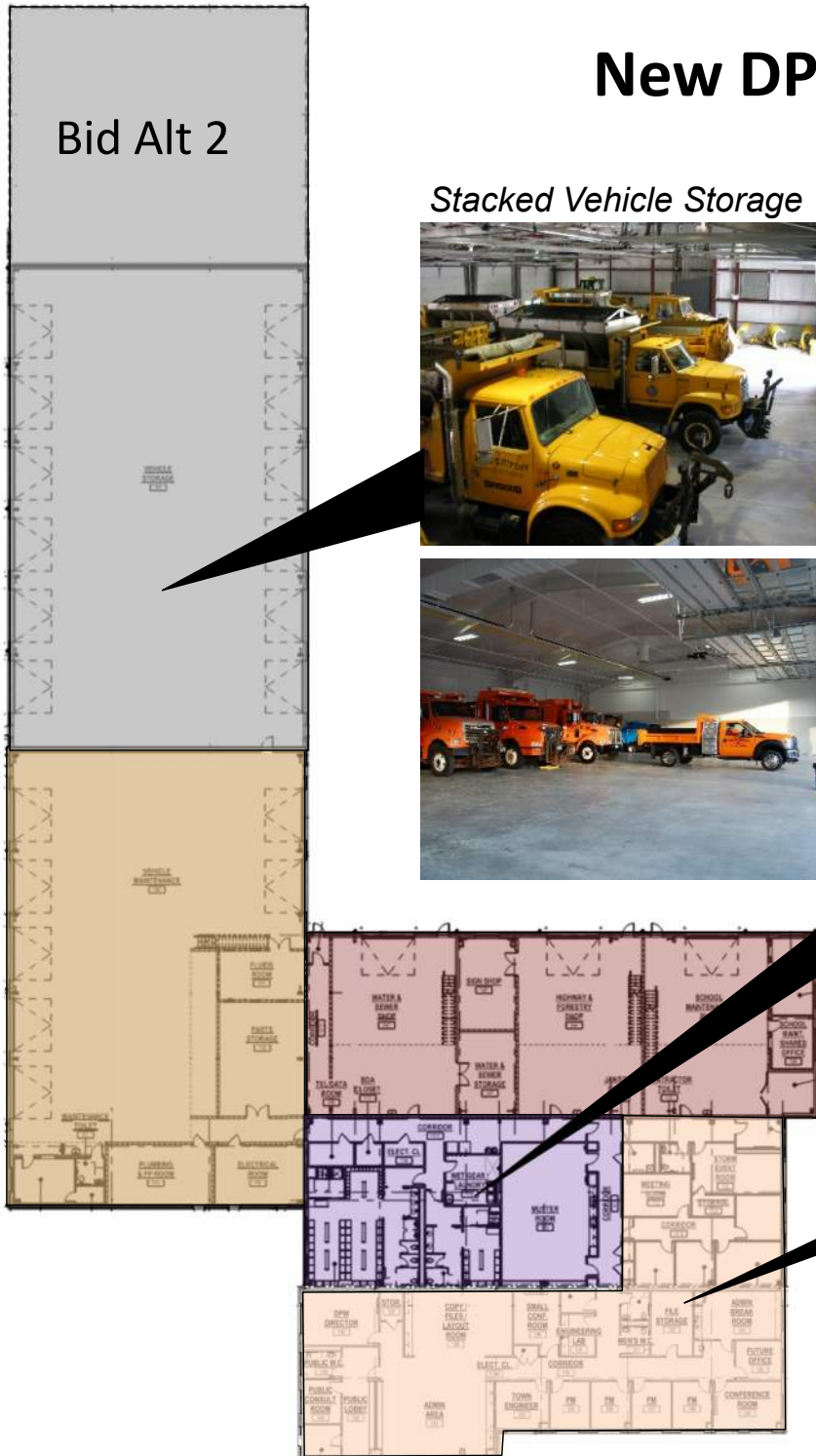
Bid Alt 2

*Stacked Vehicle Storage*



- Vehicle Maintenance 
- Trade Shops 
- Vehicle & Equipment Storage 
- Employee Facilities 
- Office Area 

*Employee Facilities*



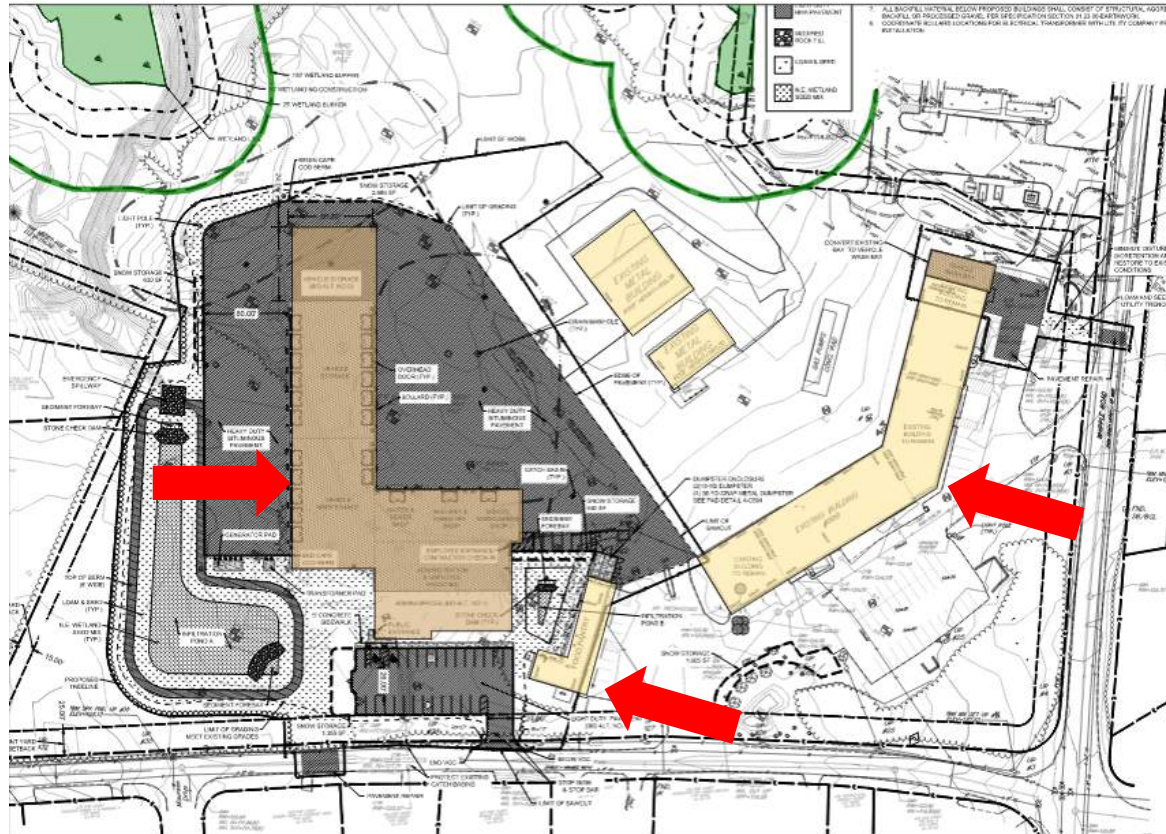


# Town of Tewksbury New DPW & School Maintenance Facility

## Zoning Bylaws

**BUILDING, PRINCIPAL:** A building in which is conducted the main or principal use of the lot on which the building is situated.

**ACCESSORY STRUCTURE:** A structure located on the same lot with the main building, detached or attached, and customarily incidental and subordinate to the use of the main building.



# Town of Tewksbury

## New DPW & School Maintenance Facility

### Variance from Zoning Board of Appeals

#### E. Accessory Structures

1. An accessory building or structure shall not exceed 1-1/2 stories nor 20 feet in height to the highest roof surface above the average grade around the structure.
2. No accessory building or structure, except a permitted sign or roadside stand, shall be located within a required front yard setback.
3. A detached accessory structure shall be located on the same lot and behind the front building line of the principal building; and further, it shall not be located nearer than 10 feet from the principal building and shall be located at least 10 feet from any side or rear lot line.
4. An accessory building attached to its principal building or within 10 feet of it shall be considered an integral part thereof and as such shall be subject to the front, side, and rear yard requirements applicable to the principal building.

Town of Tewksbury  
**New DPW & School Maintenance Facility**

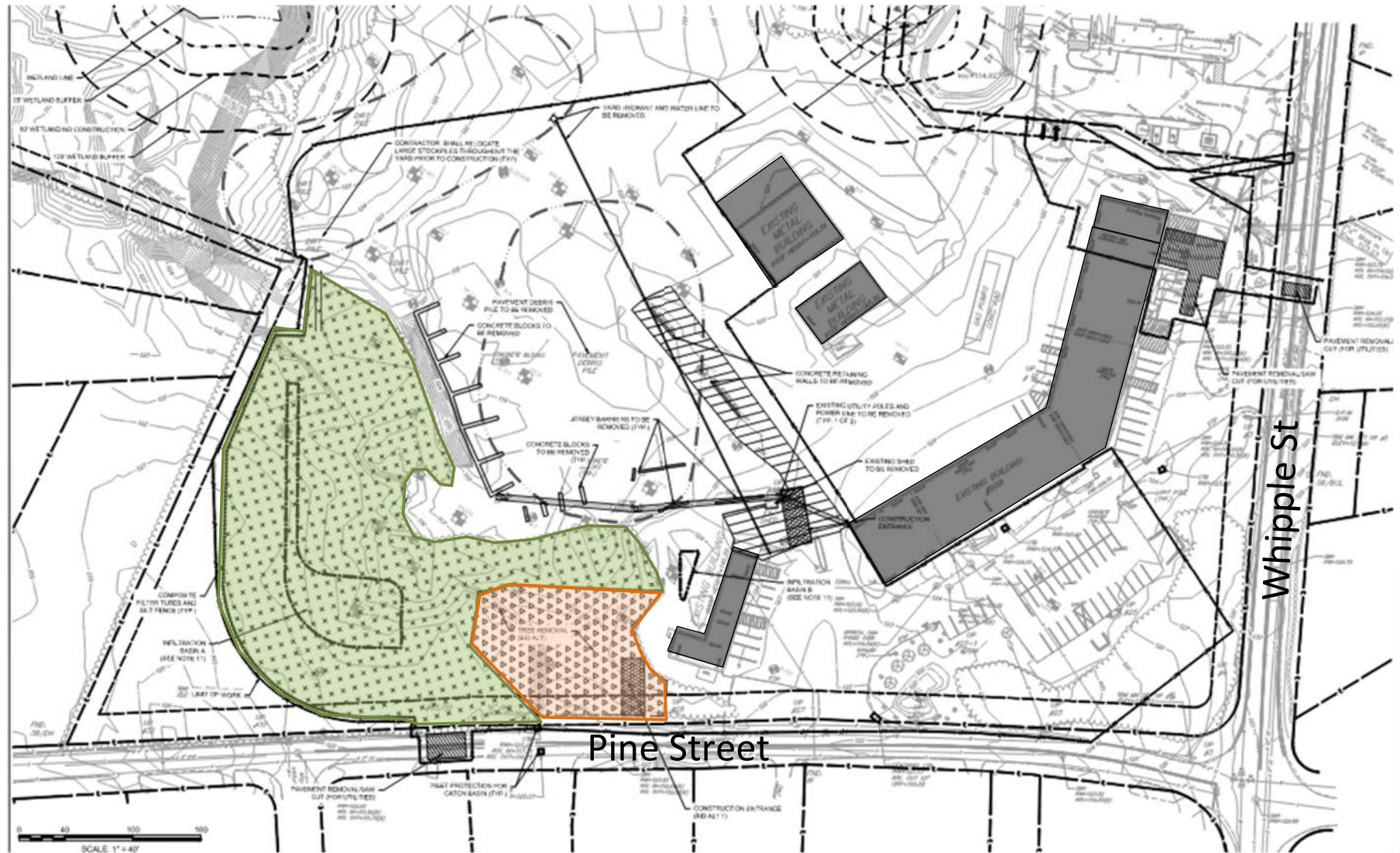
# **Proposed Site Development**



# Town of Tewksbury

## New DPW & School Maintenance Facility

### Site Preparation

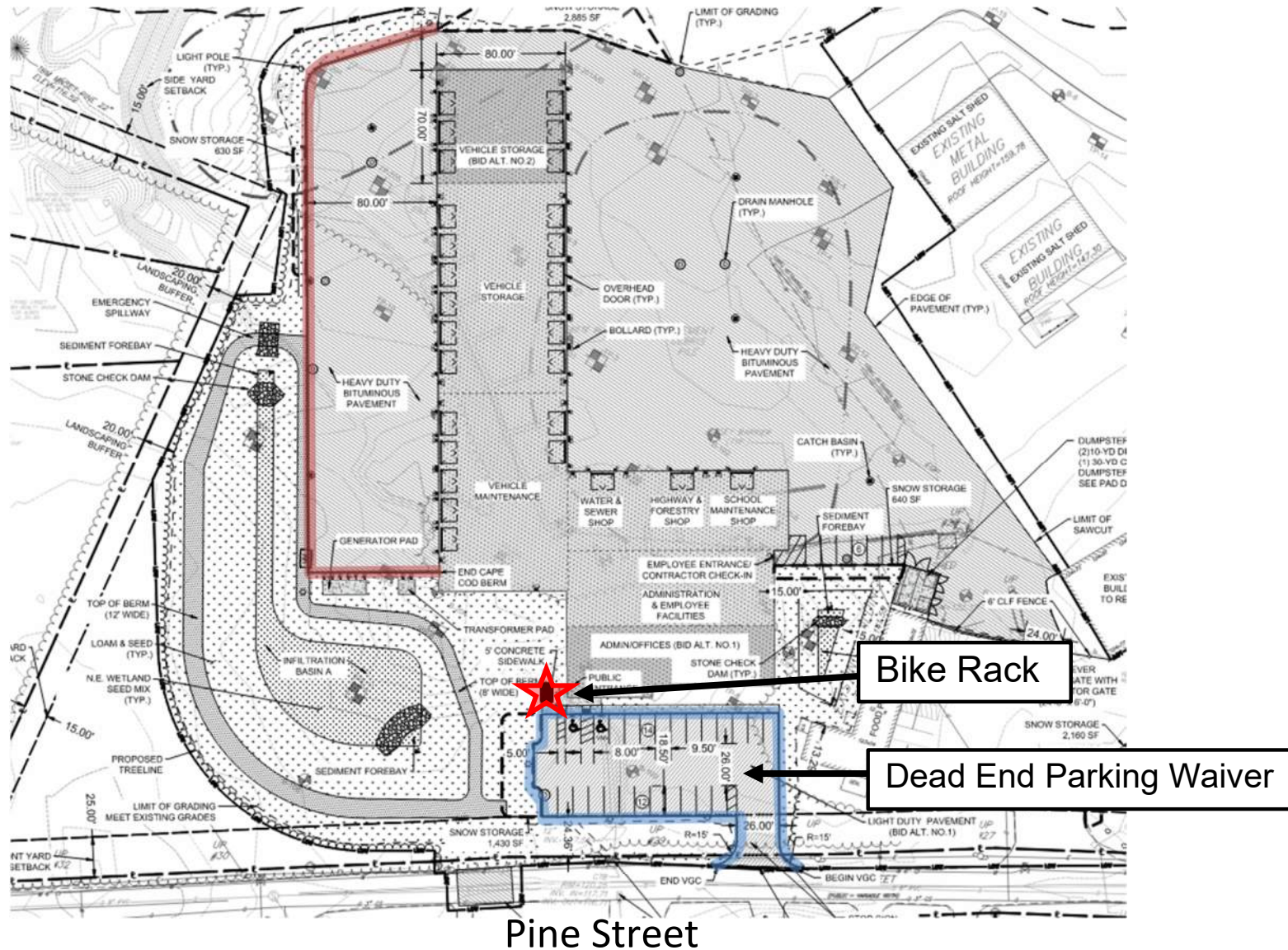




# Town of Tewksbury

## New DPW & School Maintenance Facility

### Layout and Materials





# Town of Tewksbury

## New DPW & School Maintenance Facility

### Stormwater Management Plan

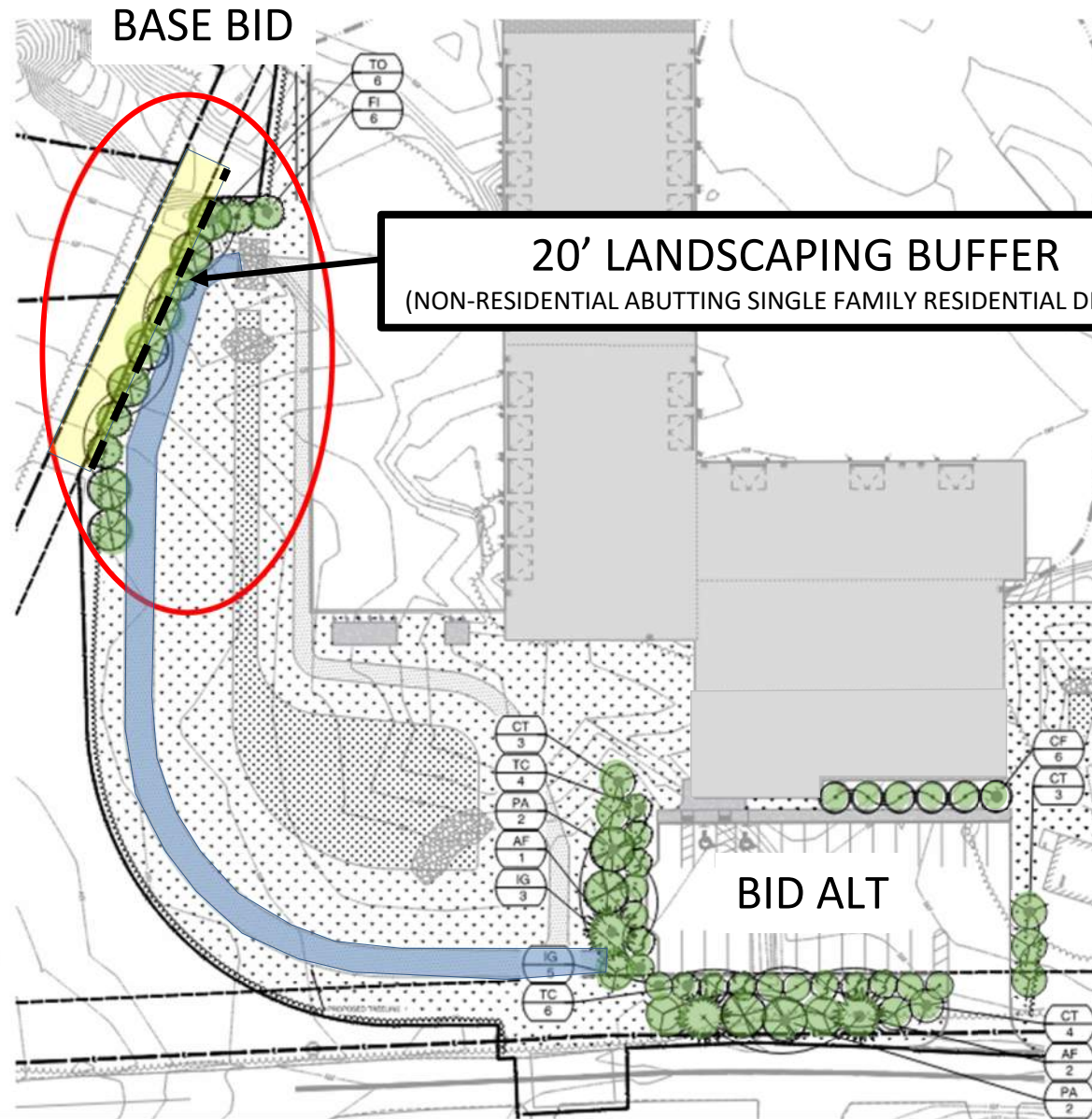
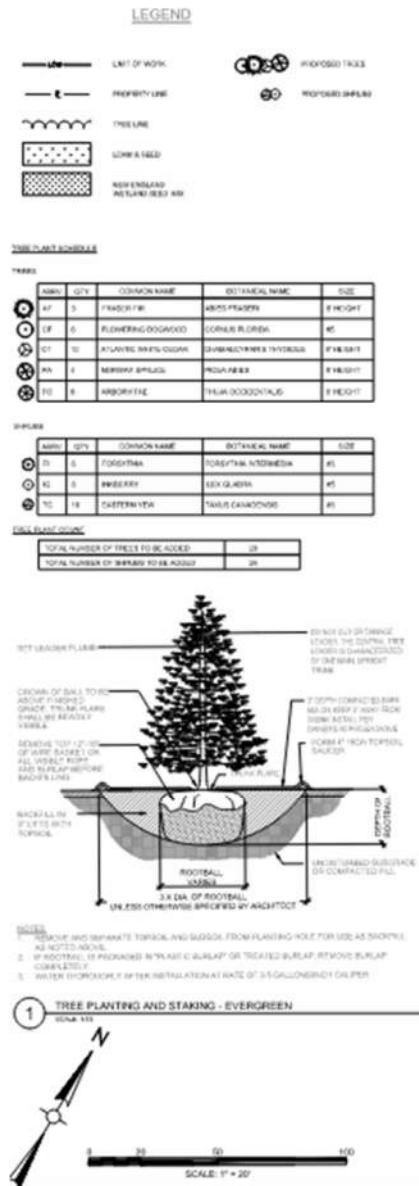




# Town of Tewksbury

## New DPW & School Maintenance Facility

### Landscaping / Screening



# Town of Tewksbury

## New DPW & School Maintenance Facility

### Planting/Landscaping (Base Bid)



Arborvitae



(Waiver Request)

Forsythia

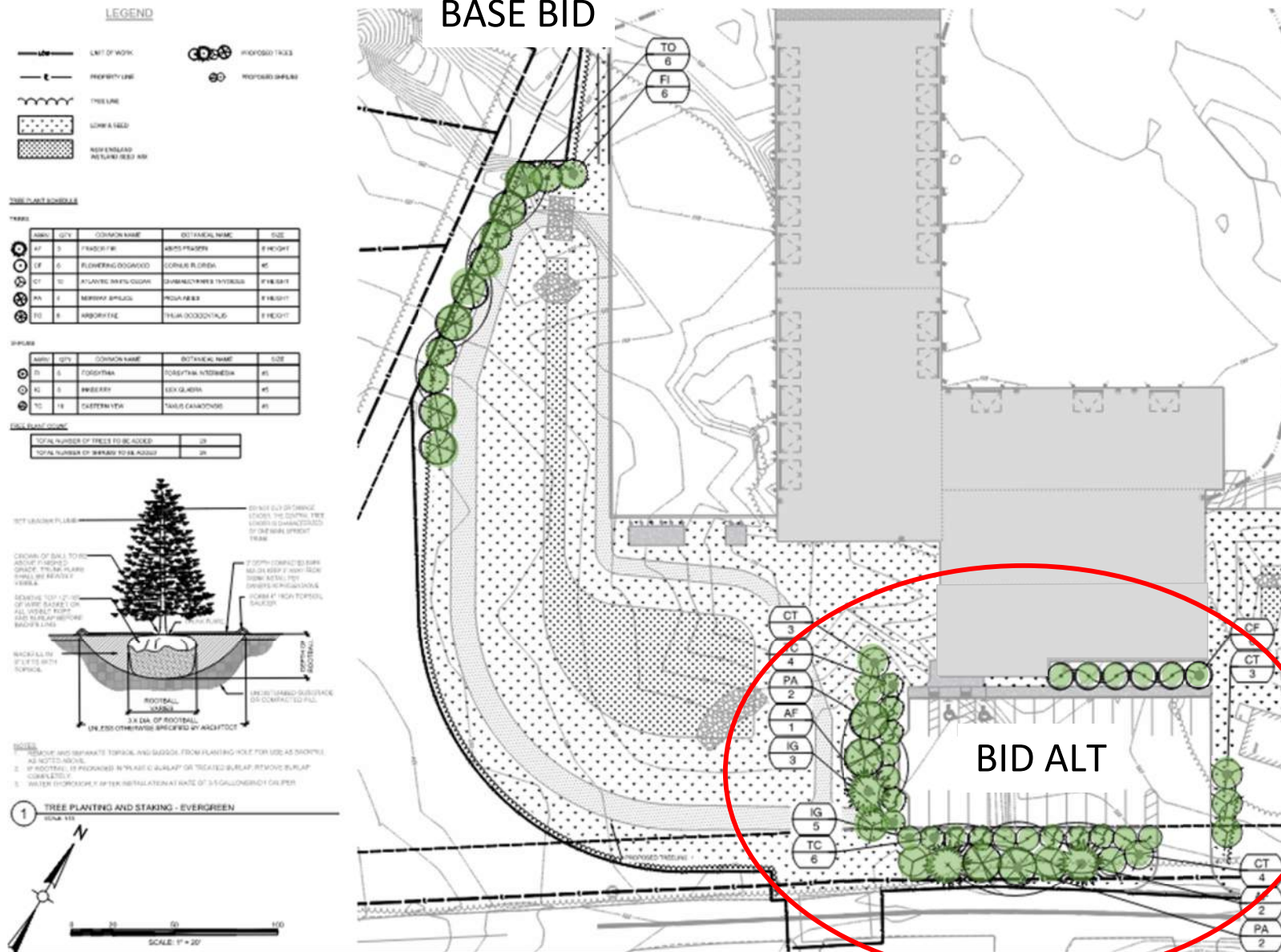




# Town of Tewksbury

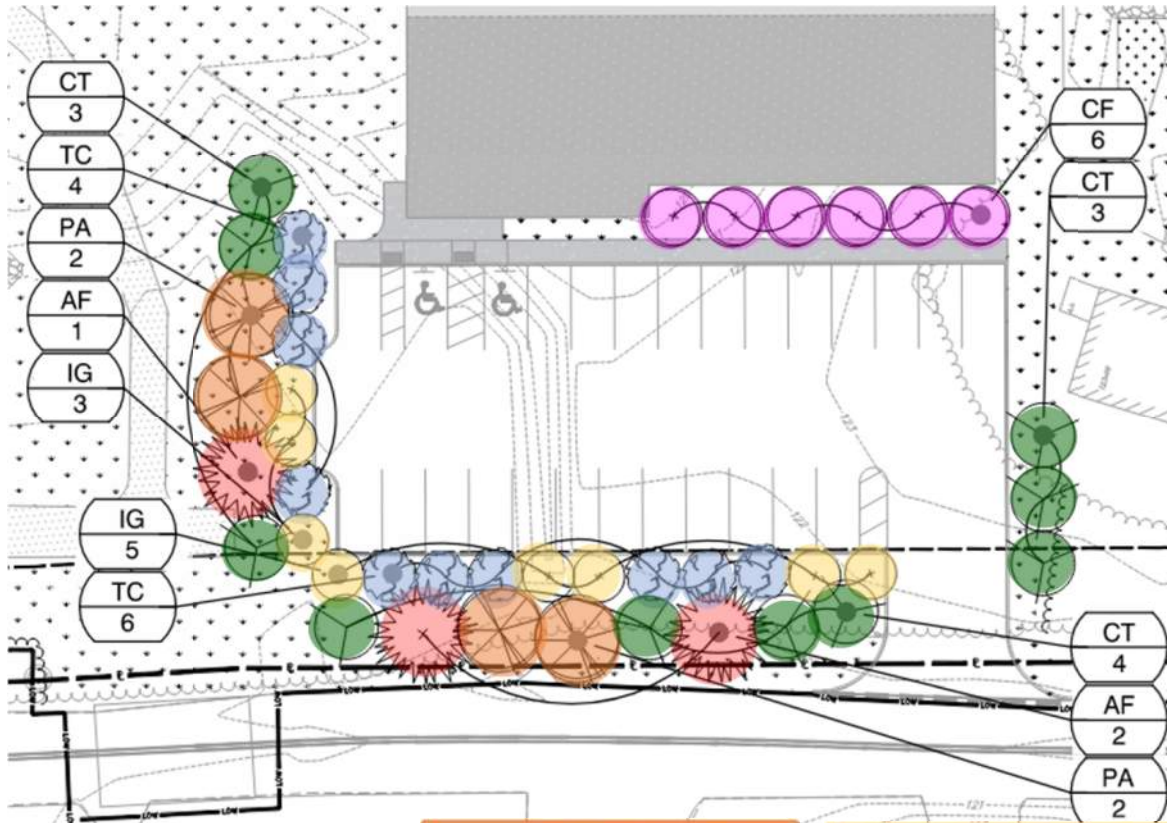
## New DPW & School Maintenance Facility

### Landscaping / Screening





Town of Tewksbury  
**New DPW & School Maintenance Facility**  
Planting/Landscaping – Bid Alternate



Atlantic White  
Cedar



Eastern  
Yew



Flowering Dogwood



Norway Spruce



Inkberry



Frasier Fir

# Town of Tewksbury

## New DPW & School Maintenance Facility

TABLE OF PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM REQUIRED SPACES
<b>CONSERVATION, RECREATION USES</b>	
Municipal use	<u>1 space per 2 employees plus 2 spaces per 300 square feet for visitors.</u> For facility with indoor meeting space, <u>add 1 space per 3 seats of seating capacity in each meeting room or area.</u>

Description	Parking Requirement	Quantity	Required Parking Spaces
Employees	1 space per every 2 Employee	48	24
Area For Visitors (SF)	2 Space per 300 SF	600	4
Public meeting Space (SF)	1 Space per 3 Seats	0	0
<b>Total Required</b>			<b>28</b>

### Total Parking Spaces Provided

Base Bid – 57 Parking Spaces (51 Existing/6 proposed)

Bid Alt – 83 Parking Spaces (51 Existing/32 proposed)

(does not include food pantry spots)

Town of Tewksbury  
**New DPW & School Maintenance Facility**

# Permits Required

## **Planning Board**

- Site Plan Approval
  - Native Plant Species Waiver
  - Parking Spaces with Dead End Aisle Waiver
- Major Land Disturbance

## **Zoning Board of Appeals**

- Existing Accessory Building Variance



**thank you**  
westonandsampson.com

# questions?